



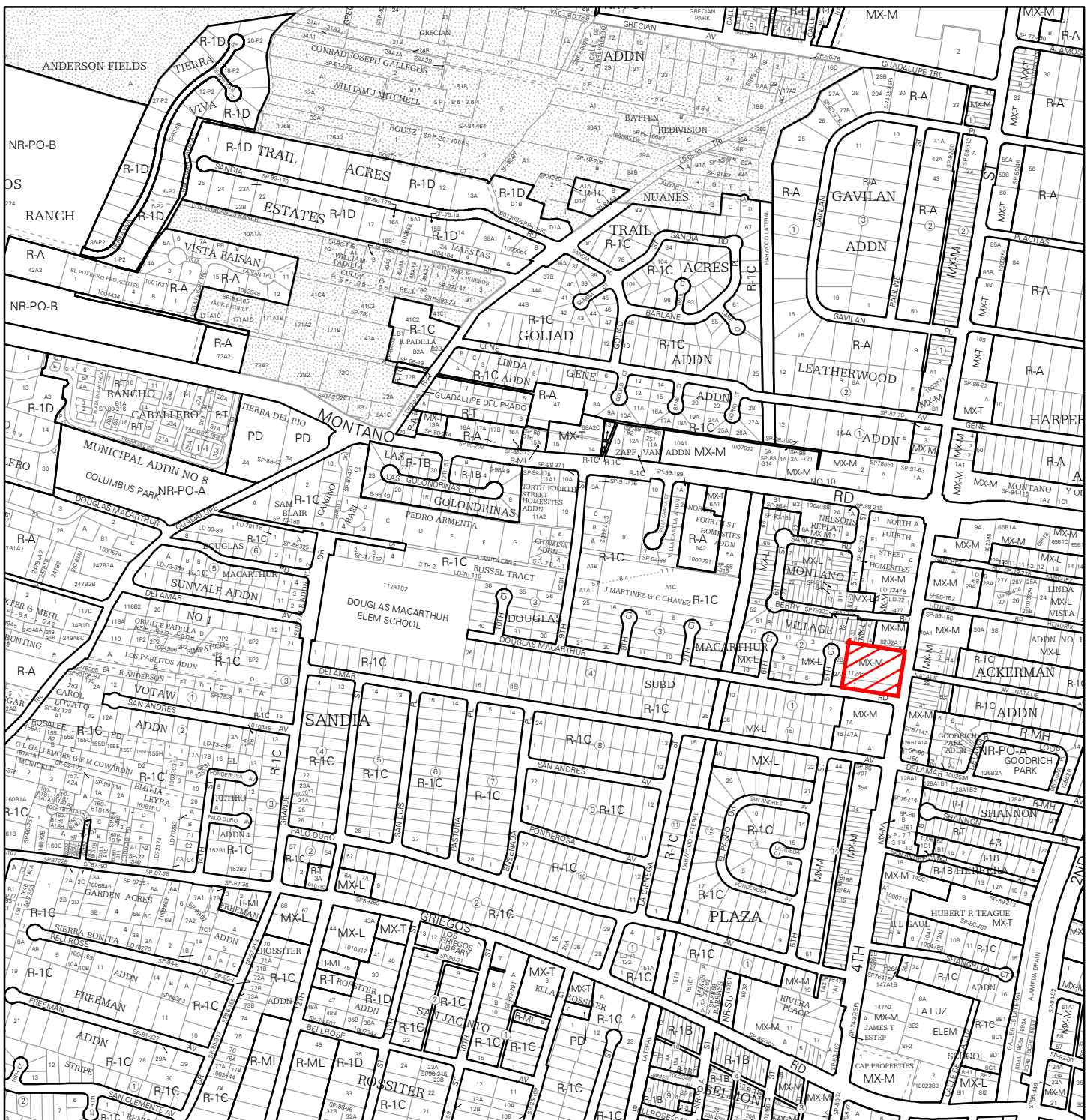
Please check the appropriate box(es) and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.

SUBDIVISIONS	<input type="checkbox"/> Final Sign off of EPC Site Plan(s) (Form P2A)	<input type="checkbox"/> Extension of IIA: Temp. Def. of S/W (Form V2)
<input type="checkbox"/> Major – Preliminary Plat (Form S1)	<input type="checkbox"/> Amendment to Site Plan (Form P2)	<input type="checkbox"/> Vacation of Public Right-of-way (Form V)
<input type="checkbox"/> Major – Bulk Land Plat (Form S1)	MISCELLANEOUS APPLICATIONS	<input type="checkbox"/> Vacation of Public Easement(s) DRB (Form V)
<input type="checkbox"/> Extension of Preliminary Plat (Form S1)	<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S1)	<input type="checkbox"/> Vacation of Private Easement(s) (Form V)
<input type="checkbox"/> Minor Amendment - Preliminary Plat (Form S2)	<input type="checkbox"/> Minor Amendment to Infrastructure List (Form S2)	PRE-APPLICATIONS
<input type="checkbox"/> Minor - Final Plat (Form S2)	<input type="checkbox"/> Temporary Deferral of S/W (Form V2)	<input type="checkbox"/> Sketch Plat Review and Comment (Form S2)
<input checked="" type="checkbox"/> Minor – Preliminary/Final Plat (Form S2)	<input type="checkbox"/> Sidewalk Waiver (Form V2)	
SITE PLANS	<input type="checkbox"/> Waiver to IDO (Form V2)	APPEAL
<input type="checkbox"/> DRB Site Plan (Form P2)	<input type="checkbox"/> Waiver to DPM (Form V2)	<input type="checkbox"/> Decision of DRB (Form A)
BRIEF DESCRIPTION OF REQUEST		
Request final plat review of lot line adjustment between two existing parcels to create two new Tracts, to grant easements and to grant additional right-of-way as shown hereon.		

APPLICATION INFORMATION			
Applicant: 7B Building and Development / VIA Real Estate		Phone: 432-661-4489	
Address: 13105 Dover		Email: ssnelson@7bdev.com	
City: Lubbock	State: TX	Zip: 79424	
Professional/Agent (if any): CSI - Cartesian Surveys, Inc.		Phone: 505-896-3050	
Address: PO Box 44414		Email: cartesianryan@gmail.com	
City: Rio Rancho	State: NM	Zip: 87174	
Proprietary Interest in Site:		List all owners: Martinez Property Holdings, LLC	
SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)			
Lot or Tract No.: Lot 1; Tract 112-A-2		Block: 2	UPC Code: 101406143919141619
Subdivision/Addition: Douglas MacArthur Subdivision;		MRGCD Map No.: 32	UPC Code: 101406144020141618
Zone Atlas Page(s): F-14-Z	Existing Zoning: MX-M		Proposed Zoning
# of Existing Lots: 2	# of Proposed Lots: 2		Total Area of Site (Acres): 1.4319
LOCATION OF PROPERTY BY STREETS			
Site Address/Street: 5307 4th Street NW		Between: 4th Street NW	and: Douglas MacArthur Road NW
CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)			
PS-2021-00162 (Sketch Plat)			

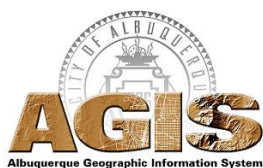
I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.

Signature:		Date: 02/08/2022			
Printed Name: Ryan J. Mulhall		<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent			
FOR OFFICIAL USE ONLY					
Case Numbers	Action	Fees	Case Numbers	Action	Fees
Meeting Date:			Fee Total:		
Staff Signature:		Date:	Project #		

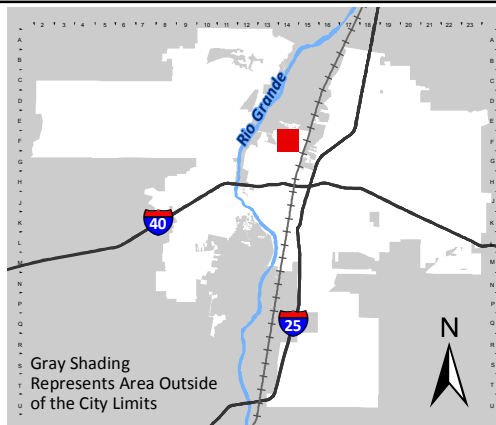


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018



IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).



Zone Atlas Page:
F-14-Z

- Easement
 - Escarpment
 - Petroglyph National Monument
 - Areas Outside of City Limits
 - Airport Protection Overlay (APO) Zone
 - Character Protection Overlay (CPO) Zone
 - Historic Protection Overlay (HPO) Zone
 - View Protection Overlay (VPO) Zone
- Gray Shading
Represents Area Outside
of the City Limits
- 0 250 500 1,000 Feet

Cartesian Surveys Inc.
PO Box 44414, Rio Rancho, NM 87174
896-3050 Fax 891-0244

February 8, 2022

Development Review Board
City of Albuquerque

Re: Final Plat Review for Proposed Tracts A and B of Champion 4th Street, being comprised of Lot 1, Block 2 of Douglas MacArthur Subdivision and Tract 112-A-2, M.R.G.C.D. Map 32

Members of the Board:

Cartesian Surveys is acting as an agent for 7B Building and Development / VIA Real Estate and requests preliminary/final plat review of our plat to take two existing parcels, being Lot 1, Block 2 of Douglas MacArthur Subdivision and Tract 112-A-2, M.R.G.C.D. Map 32, and adjust their internal lot lines to create two new parcels by subdivision. The property is also dedicating right-of-way at the SE corner of the proposed Tract B to both 4th Street and Douglas MacArthur NW. Sidewalk is listed in the infrastructure list and is the only item on said list. The property is located at 5307 4th Street NW on the NW corner of 4th Street NW and Douglas MacArthur Road NW. The property is currently zoned as MX-M (Mixed Use – Moderate Intensity).

The sketch plat comments from the January 5th hearing under project number PR-2021-006366 are addressed below:

ABCWUA

1. An Availability Statement will NOT be required with this project.
2. This project is within the adopted service area.
3. Pro rata is not owed for this property.
4. Utility Plan:
 - a. The submitted survey demonstrates that the service locations of the parcels are not impacted by the proposed lot line adjustment. No further action is required.

Noted

Code Enforcement

- Development must meet all applicable standards and provisions of the IDO, the DPM, and other adopted City regulations. Including but not limited to CPO-9, 5-1 Dimensional Standards, 5-2 Site Design & Sensitive Lands, 5-3 Access & Connectivity, 5-4 Subdivision of Land and 6-8 Nonconformance.

Noted

Parks and Recreation

01-05-2021

4th St NW is a Minor Arterial requiring street trees if new development applicable per 5-6(B).

Noted

Hydrology

• It appears this plat is adjusting the lot line to include a portion of the north lot that will not be maintained within the subject site. Provide a solution to contain the flow within the subject site or provide/create a cross lot drainage easement.

Noted, cross-lot drainage easement has been added to the plat as easement [4].

• For future plans an approved grading and drainage plan is required prior to Building Permit if one of these conditions is met. (500 cy of grading, 1,000 sf of proposed building, or 10,000 sf of proposed paving)

Noted

Transportation

1. 4th Street is a main street. Per new DPM requirements, a 10-foot sidewalk is required.

Noted, sidewalk is on attached infrastructure list and will be guaranteed after TCL. Easement ensures placement due to concerns with setback standards on site due to burden of buffer with residential adjoining these sites.

2. Show all existing sidewalk surrounding the site. A 5-foot minimum sidewalk width is required along Douglas MacArthur.

Noted, easement [5] grants 2.9 feet for additional space to expand sidewalk to north of Douglas MacArthur where necessary.

3. Right-of-way dedication is required to maintain all public infrastructure within public right-of-way. Ensure sufficient right-of-way dedication for the 10-foot wide sidewalk.

See above for sidewalk easement along Tract A. Dedication for public infrastructure is given along SE corner.

4. Incorporate a curve at the southeast property corner. Make sure all public infrastructure is maintained within public right-of-way, and private infrastructure is kept behind the property line.

Sight triangle and public infrastructure was best separated from private infrastructure by use of linear dedication to match curbing.

5. Ensure that a minimum 4-foot ADA pathway is maintained around obstacles. Provide dimensioning near obstacles such as light poles and fire hydrants to show that a minimum 4-foot pathway is maintained.

Noted, with the promised 10-foot sidewalk on the infrastructure list, there will be greater than 4-foot clearance from the utility poles along 4th Street NW. There is currently greater than 4 feet of clearance for the existing hydrant along 4th Street NW. Please see attached exhibit for confirmation.

Planning

Plat must have City Surveyor, Surveyor and Property owner signature

Noted, Necessary signatures are present on submitted plat. Utility approvals for all but NM Gas and PNM are secured, due to illness delaying review processes for both.

Confirm that the building will meet the required setbacks

Noted, building will meet setback standards with use of sidewalk easements instead of right-of-way dedication.

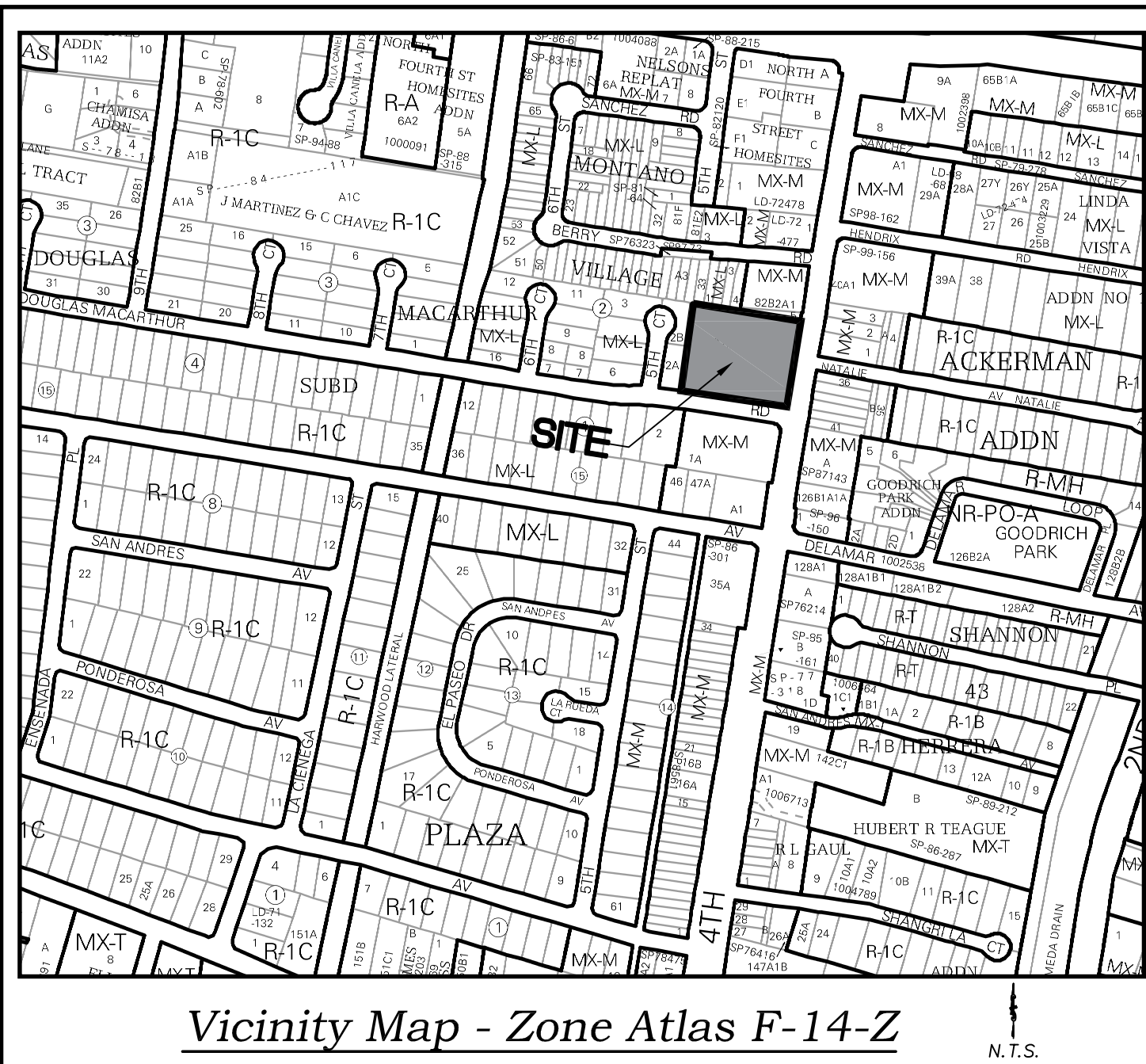
The site is in a Main Street Corridor, and within the North 4th Corridor Character Protection Overlay Zone

Noted

Please confirm if there an existing, approved site plan that will need to be amended

There is no existing site plan for this site, so no need for an amendment.

Thank you for your time and consideration,
Ryan J. Mulhall



Vicinity Map - Zone Atlas F-14-Z

N.T.S.

Documents

- 1. TITLE COMMITMENT PROVIDED BY STEWART TITLE, HAVING FILE NO. 1386520 AND AN EFFECTIVE DATE OF AUGUST 27, 2021.
- 2. PLAT OF DOUGLAS MACARTHUR SUBDIVISION FILED IN THE BERNALILLO COUNTY CLERK’S OFFICE ON SEPTEMBER 17, 1946, BOOK D, PAGE 112.
- 3. DEED FOR SUBJECT PROPERTY FILED IN THE BERNALILLO COUNTY CLERK’S OFFICE ON MARCH 16, 2020, AS DOCUMENT NO. 2020024265.

Notes

- 1. FIELD SURVEY PERFORMED IN OCTOBER 2021.
- 2. ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT.
- 3. THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83–CENTRAL ZONE).
- 4. LOT LINES TO BE ELIMINATED SHOWN HEREON AS

Solar Collection Note

NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BUILDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT, THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT.

Middle Rio Grande Conservancy District Approval

APPROVED ON THE CONDITION THAT ALL RIGHTS OF THE MIDDLE RIO GRANDE CONSERVANCY DISTRICT IN EASEMENTS, RIGHTS OF WAY, ASSESSMENTS AND LIENS, ARE FULLY RESERVED TO SAID DISTRICT, AND THAT IF PROVISION FOR IRRIGATION SOURCE AND EASEMENTS ARE NOT PROVIDED FOR BY THE SUBDIVIDER FOR THE SUBDIVISION, ADDITION, OR PLAT, SAID DISTRICT IS ABSOLVED OF ALL OBLIGATIONS TO FURNISH IRRIGATION WATERS AND SERVICES TO ANY PORTIONS THEREOF, OTHER THAN FROM EXISTING TURNOUTS.

Indexing Information

Section 32, Township 11 North, Range 3 East, N.M.P.M. as Projected into the Elena Gallegos Grant
Subdivision: Douglas MacArthur Sub. & M.R.G.C.D Map 32
Owner: Martinez Property Holdings Inc
UPC #: 101406143919141619 (Lot 1)
UPC #: 101406144020141618 (Tract 112–A–2)

Purpose of Plat

- 1. SUBDIVIDE AS SHOWN HEREON.
- 2. DEDICATE ADDITIONAL RIGHT–OF–WAY AS SHOWN HEREON.
- 3. GRANT EASEMENTS AS SHOWN HEREON.

Subdivision Data

GROSS ACREAGE. 1.4319 ACRES
ZONE ATLAS PAGE NO. F–14–Z
NUMBER OF EXISTING LOTS. 2
NUMBER OF LOTS CREATED. 2
MILES OF FULL–WIDTH STREETS. 0.0000 MILES
MILES OF HALF–WIDTH STREETS. 0.0000 MILES
RIGHT–OF–WAY DEDICATION TO THE CITY OF ALBUQUERQUE. 0.0144 ACRES
DATE OF SURVEY. JANUARY 2021

Legal Description

LOT NUMBERED ONE (1) IN BLOCK NUMBERED TWO (2) OF THE DOUGLAS MACARTHUR SUBDIVISION, A SUBDIVISION OF A TRACT OF LAND IN SCHOOL DISTRICT NO. 22, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE MAP OF SAID SUBDIVISION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON SEPTEMBER 17, 1946.

AND

TRACT 112–A–2 OF THE MIDDLE RIO GRANDE CONTROVERSY DISTRICT MAP NUMBER 32 LOCATED WITH PROJECTED SECTION 32, TOWNSHIP 11 NORTH, RANGE 3 EAST N.M.P.M, ELENA GALLEGOS GRANT, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

BEING DESCRIBED TOGETHER BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL, MARKED BY A REBAR WITH ILLEGIBLE CAP, FROM WHENCE ACS MONUMENT "DOUGLAS" BEARS N 82°11'34" W, 2,730.42 FEET;

THENCE FROM SAID POINT OF BEGINNING N 08°50'12" E, A DISTANCE OF 52.16 FEET TO THE SOUTHWEST CORNER AT SAID LOT 1, MARKED WITH A REBAR WITH CAP "LS 11993";

THENCE, N 09°23'05" E, A DISTANCE 66.98 FEET TO A 5/8" REBAR;

THENCE, N 09°19'58" E, A DISTANCE OF 113.08 FEET TO THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, BEING A POINT ON THE WEST RIGHT AT WAY OF 4TH STREET NW, MARKED BY A PK NAIL IN WALL WITH TAG "LS 11993";

THENCE, S 80°13'19" E, A DISTANCE OF 100.25 FEET TO A REBAR WITH CAP "LS 5216";

THENCE, S 80°21'27" E, A DISTANCE OF 169.81 FEET TO A POINT ON THE WESTERN RIGHT–OF–WAY OF 4TH STREET N.W., BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT MARKED BY A CHISELED "X" IN CONCRETE;

THENCE, COINCIDING SAID RIGHT–OF–WAY, S 09°21'53" W, A DISTANCE OF 180.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1, MARKED BY A CHISELED "X" IN CONCRETE;

THENCE, CONTINUING ALONG SAID RIGHT–OF–WAY, S 09°21'53" W, A DISTANCE OF 50.00 FEET TO THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL, BEING A POINT ON THE NORTHERN RIGHT–OF–WAY OF DOUGLAS MACARTHUR ROAD N.W., MARKED BY A CHISELED "X" IN CONCRETE;

THENCE, COINCIDING SAID RIGHT–OF–WAY, N 80°46'40" W, A DISTANCE OF 269.54 FEET TO THE POINT OF BEGINNING, CONTAINING 1.4319 ACRES (62,371 SQ. FT.) MORE OR LESS.

Treasurer's Certificate

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND

PAID ON UPC # 101406143919141619
101406144020141618

PROPERTY OWNER OF RECORD

BERNALILLO COUNTY TREASURER’S OFFICE

Plat for
Tracts A and B
Champion 4th Street
Being Comprised of
Lot 1, Block 2 of Douglas MacArthur
Subdivision and Tract 112-A-2
MRGCD Map 32
City of Albuquerque, Bernalillo County, New Mexico
February 2022

Project Number: PR–2021–006366

Application Number: SD–2022–00

Plat Approvals:

PNM Electric Services

Qwest Corp. d/b/a CenturyLink QC

New Mexico Gas Company

Comcast

City Approvals:

Loren N. Risenhoover P.S. 2/4/2022
City Surveyor

Traffic Engineer

ABCWUA

Parks and Recreation Department

Code Enforcement

AMAFCA

City Engineer

DRB Chairperson, Planning Department

MRGCD

Surveyor's Certificate

I, WILL PLOTNER JR., A REGISTERED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT AND DESCRIPTION WERE PREPARED BY ME OR UNDER MY SUPERVISION, SHOWS ALL EASEMENTS AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, THE UTILITY COMPANIES OR OTHER INTERESTED PARTIES AND MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS FOR THE CITY OF ALBUQUERQUE AND FURTHER MEETS THE MINIMUM STANDARDS FOR LAND SURVEYING IN THE STATE OF NEW MEXICO AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Will Plotner Jr. 2/4/2022
N.M.R.P.S. No. 14271 Date



CSI-CARTESIAN SURVEYS INC.

P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896 - 3050 Fax (505) 891 - 0244
wplotnerjr@gmail.com

Plat for
Tracts A and B
Champion 4th Street
Being Comprised of
Lot 1, Block 2 of Douglas MacArthur
Subdivision and Tract 112-A-2
MRGCD Map 32
City of Albuquerque, Bernalillo County, New Mexico
February 2022

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (03/09/1971, B5-114)
[N 90°00'00" E]	RECORD BEARINGS AND DISTANCES PER PLAT (04/03/1997, 97C-102)
{N 90°00'00" E}	RECORD BEARINGS AND DISTANCES PER DEED (03/16/2020, DOC. NO. 2020024265)
((N 90°00'00" E))	RECORD BEARINGS AND DISTANCES PER DEED (09/17/1946, D-112)
⊙	FOUND MONUMENT AS INDICATED
○	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED

Line Table		
Line #	Direction	Length (ft)
L1	N 09°23'05" E	4.20'
L2	N 08°50'12" E ((N 08°57'00" E))	52.16' (51.49')
L3	N 09°21'53" E	2.91'
L4	S 80°38'07" E	30.00'
L5	N 09°21'53" E	51.44'
L6	S 80°19'14" E	10.00'
L7	S 80°46'40" E	40.00'

ACS Monument "DOUGLAS"
NAD 1983 CENTRAL ZONE
X=1505417.495 *
Y=1520286.421 *
Z=4975.078 *
G-G=0.999682452
MAPPING ANGLE=-0°13'52.53"

* US SURVEY FEET

Easement Notes

- EXISTING 10' RIGHT OF WAY EASEMENT TO THE CITY OF ALBUQUERQUE, FOR THE CONSTRUCTION AND MAINTENANCE OF SANITARY, STORM DRAIN, WATER AND UTILITY LINES (11/25/1953, BK. D261, PG. 461, DOC. NO. 6535)
- EXISTING 7' P.U.E (02/14/1997, BK. 97C, PG. 102, DOC. NO. 97033963) THE PORTION SHOWN AS THE EASEMENT IS LIMITED TO AERIAL EASEMENT HIGHER THAN 15 FEET.
- EXISTING 10' UTILITY EASEMENT (03/09/1971, BK. B5, PG. 114)
- CROSS-LOT DRAINAGE EASEMENT, BENEFITING AND MAINTAINED BY THE OWNERS OF TRACTS A AND B, GRANTED WITH THE FILING OF THIS PLAT
- PUBLIC SIDEWALK EASEMENT AND PUBLIC UTILITY EASEMENT GRANTED WITH THE FILING OF THIS PLAT.
- 10' OVERHEAD UTILITY EASEMENT TO PNM (_____/_____/20_____, DOC. NO. _____)
- 7' PUBLIC UTILITY EASEMENT GRANTED WITH THE FILING OF THIS PLAT.

ACS Monument "NM_47_10"
NAD 1983 CENTRAL ZONE
X=1523633.488 *
Y=1500810.208 *
Z=4970.252 * (NAVD 1988)
G-G=0.999681770
Mapping Angle=-0°13'28.96"

* US SURVEY FEET

CSI-CARTESIAN SURVEYS INC.

P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896 - 3050 Fax (505) 891 - 0244
wplotnerjr@gmail.com

Sheet 2 of 3
211936

Plat for
Tracts A and B
Champion 4th Street
Being Comprised of
Lot 1, Block 2 of Douglas MacArthur
Subdivision and Tract 112-A-2
MRGCD Map 32

City of Albuquerque, Bernalillo County, New Mexico
February 2022

Public Utility Easements

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

- A. Public Service Company of New Mexico ("PNM"), a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.
- B. New Mexico Gas Company for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
- C. Qwest Corporation d/b/a CenturyLink QC for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
- D. Cable TV for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of Grantee, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat.

Easements for electric transformer/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

Disclaimer

In approving this plat, Public Service Company of New Mexico (PNM) and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM and NMGC do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

Free Consent & Dedication

THE SUBDIVISION SHOWN AND DESCRIBED HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) THEREOF. EXISTING AND/OR GRANTED PUBLIC UTILITY EASEMENTS (P.U.E) AS SHOWN HEREON, UNLESS NOTED OTHERWISE, ARE FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, CONDUIT AND PIPES FOR UNDERGROUND UTILITIES. SAID UTILITY COMPANIES HAVE THE RIGHT OF INGRESS/EGRESS FOR CONSTRUCTION OF, MAINTENANCE OF AND REPLACEMENT OF SAID UTILITIES INCLUDING THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS WITHIN SAID P.U.E.. SAID OWNERS CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED.

SAID OWNERS DO HEREBY DEDICATE ADDITIONAL PUBLIC RIGHT OF WAY AS SHOWN HEREON IN 4TH STREET NW AND DOUGLAS MACARTHUR ROAD NW TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE.

Derrick Martinez
DERRICK MARTINEZ, OWNER
MARTINEZ PROPERTY HOLDINGS INC

2-6-2022
DATE

STATE OF NEW MEXICO }
COUNTY OF } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON February 6, 2022
BY: DERRICK MARTINEZ, OWNER, MARTINEZ PROPERTY HOLDINGS INC

BY: Kyla Stoker
NOTARY PUBLIC

MY COMMISSION EXPIRES 7/31/2024

STATE OF NEW MEXICO
NOTARY PUBLIC
Kyla N. Rhodes Stoker
Commission No. 1056502
July 31, 2024

CSI-CARTESIAN SURVEYS INC.

P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896 - 3050 Fax (505) 891 - 0244
wplotnerjr@gmail.com

Sheet 3 of 3
211936

Site Sketch for Tracts A and B Champion 4th Street Being Comprised of Lot 1, Block 2 of Douglas MacArthur Subdivision and Tract 112-A-2 MRGCD Map 32 City of Albuquerque, Bernalillo County, New Mexico February 2022

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (03/09/1971, B5-114)
[N 90°00'00" E]	RECORD BEARINGS AND DISTANCES PER PLAT (04/03/1997, 97C-102)
{N 90°00'00" E}	RECORD BEARINGS AND DISTANCES PER DEED (03/16/2020, DOC. NO. 2020024265)
((N 90°00'00" E))	RECORD BEARINGS AND DISTANCES PER DEED (09/17/1946, D-112)
●	FOUND MONUMENT AS INDICATED
○	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED
⊠	COVERED AREA
▤	CONCRETE
▨	BLOCK WALL
—○—	CHAINLINK FENCE
■	BOLLARD
—OHU—	OVERHEAD UTILITY LINE
•	UTILITY POLE
↗	ANCHOR
P	PULL BOX
☆	LIGHT POLE
⊕	ELECTRIC METER
⊞	ELECTRIC CABINET
⊞	SIGNAL BOX
⊞	UTILITY PEDESTAL
⊞	GAS METER
⊞	TELEPHONE MANHOLE
⊞	WATER VALVE
⊞	WATER METER
⊞	FIRE HYDRANT
⊞	ROOF DRAIN
⊞	SANITARY SEWER MANHOLE
⊞	SAS CLEANOUT
⊞	STORM DRAIN MANHOLE
⊞	STORM DRAIN INLET
⊞	SIGN
↔	INDICATION OF ACCESS TO ROADWAY
—G—	UNDERGROUND GAS UTILITY LINE
—W—	UNDERGROUND WATER UTILITY LINE
—SAS—	UNDERGROUND SANITARY SEWER LINE
—E—	UNDERGROUND ELECTRIC UTILITY LINE
—FO—	UNDERGROUND FIBER OPTIC UTILITY LINE
—SD—	UNDERGROUND STORM DRAIN UTILITY LINE

Line #	Direction	Length (ft)
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L5	N 09°21'53" E	51.44'
L6	S 80°19'14" E	10.00'
L7	S 80°46'40" E	40.00'

BAR SCALE
0 30' 60'
SCALE: 1" = 30'

ACS Monument "DOUGLAS"
NAD 1983 CENTRAL ZONE
X=1505417.495 *
Y=1520286.421 *
Z=4975.078 *
G-G=0.999682452
MAPPING ANGLE=-0°13'52.53"
* US SURVEY FEET

Easement Notes

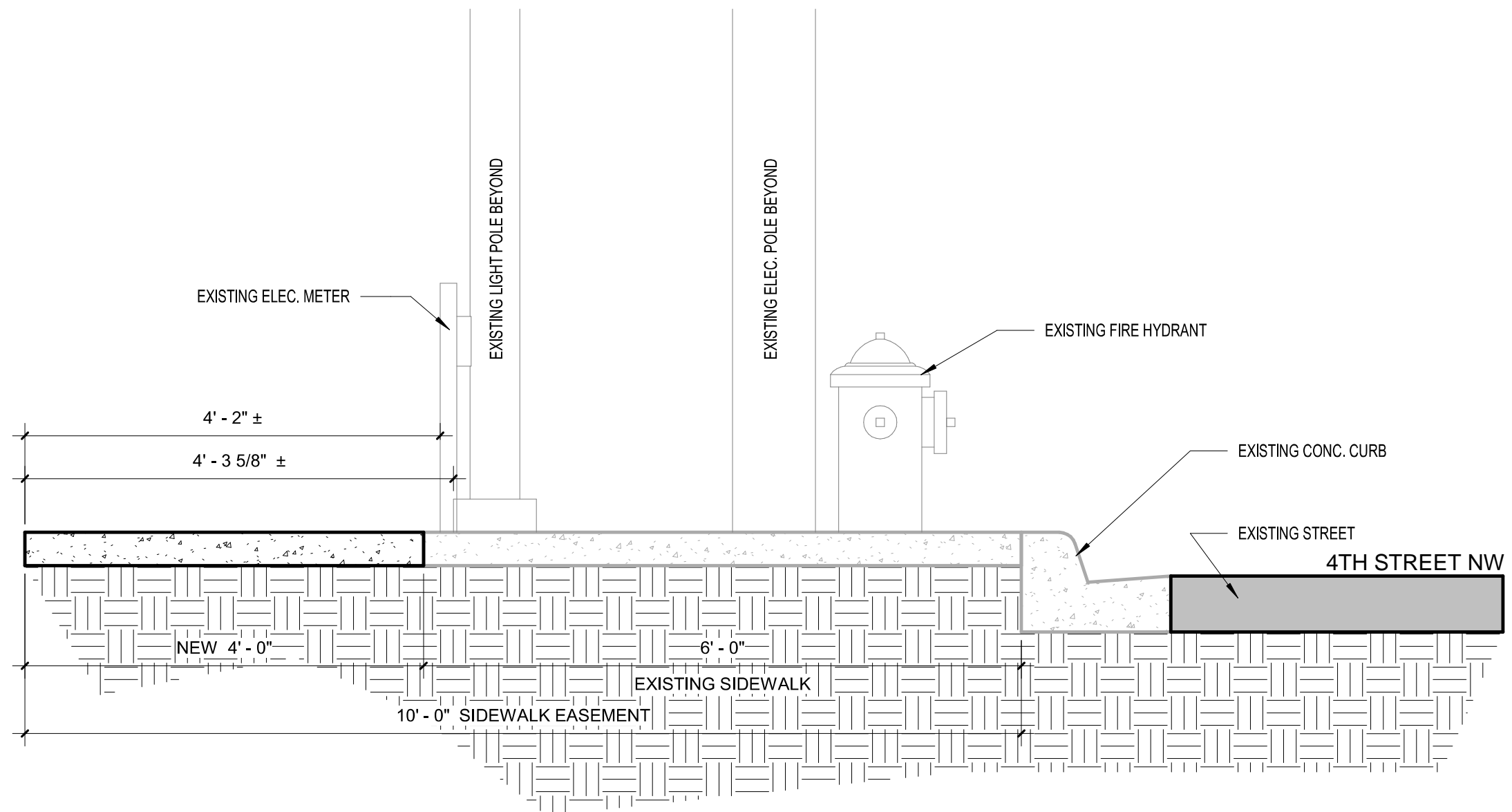
- EXISTING 10' RIGHT OF WAY EASEMENT TO THE CITY OF ALBUQUERQUE, FOR THE CONSTRUCTION AND MAINTENANCE OF SANITARY, STORM DRAIN, WATER AND UTILITY LINES (11/25/1953, BK. D261, PG. 461, DOC. NO. 6535)
- EXISTING 7' P.U.E (02/14/1997, BK. 97C, PG. 102, DOC. NO. 97033963) THE PORTION SHOWN AS THE EASEMENT IS LIMITED TO AERIAL EASEMENT HIGHER THAN 15 FEET.
- EXISTING 10' UTILITY EASEMENT (03/09/1971, BK. B5, PG. 114)
- CROSS-LOT DRAINAGE EASEMENT, BENEFITING AND MAINTAINED BY THE OWNERS OF TRACTS A AND B, GRANTED WITH THE FILING OF THIS PLAT
- PUBLIC SIDEWALK EASEMENT AND PUBLIC UTILITY EASEMENT GRANTED WITH THE FILING OF THIS PLAT.
- 10' OVERHEAD UTILITY EASEMENT TO PNM (____/____/20____, DOC. NO. _____)
- 7' PUBLIC UTILITY EASEMENT GRANTED WITH THE FILING OF THIS PLAT.

ACS Monument "NM_47_10"
NAD 1983 CENTRAL ZONE
X=1523633.488
Y=1500810.208
Z=4970.252 (NAVD 1988)
G-G=0.999681770
Mapping Angle=-0°13'28.96"

CSI-CARTESIAN SURVEYS INC.

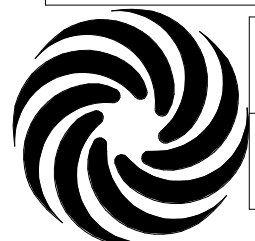
P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896 - 3050 Fax (505) 891 - 0244
wplotnerjr@gmail.com

Sheet 1 of 1
211936



1 SIDEWALK CROSS SECTION

SCALE: 3/4" = 1'-0"

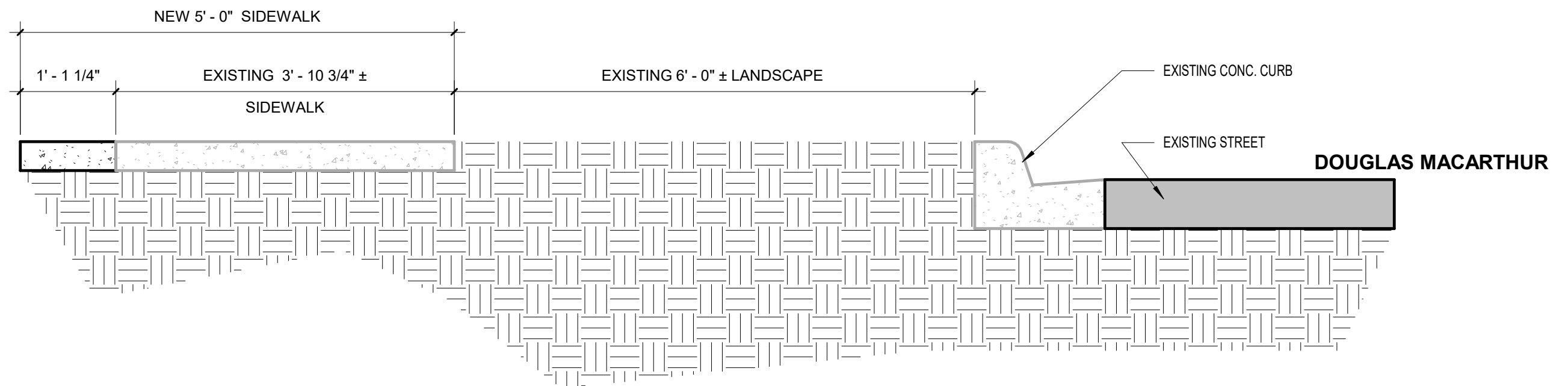


5307 4TH ST. NW. ALBUQUERQUE, NM.

MODULUS ARCHITECTS

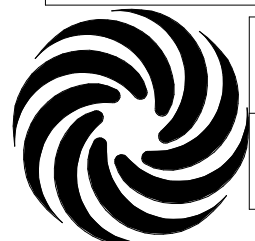
100 SUN AVENUE N.E., STE. 600
ALBUQUERQUE, NEW MEXICO 87109
PHONE: (505) 338-1499 FAX: (505) 338-1498

SHEET NO.
X
JOB NO.
.
DATE:
01/31/22



1 SIEDWALK CROSS SECTION

SCALE: 3/4" = 1'-0"



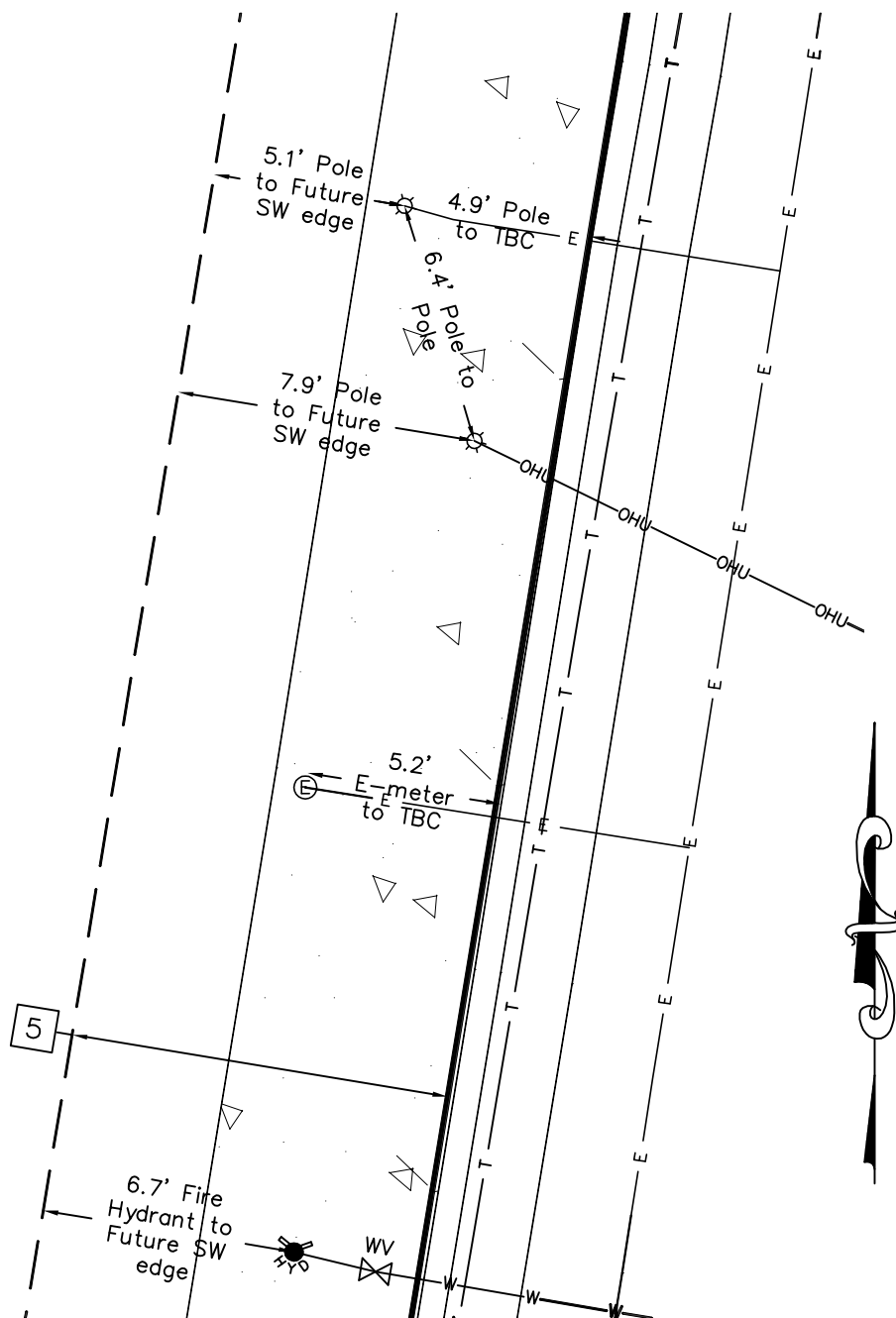
CHAMPION XPRESS CARWASH

MODULUS ARCHITECTS

100 SUN AVENUE N.E., STE. 600
ALBUQUERQUE, NEW MEXICO 87109
PHONE: (505) 338-1499 FAX: (505) 338-1498

SHEET NO.
X2
JOB NO.
.
DATE:
02/03/22

Exhibit for
E Sidewalk of Tract A
Champion 4th Street
City of Albuquerque, Bernalillo County, New Mexico
January 2022



BAR SCALE



SCALE: 1" = 5'

 **CSI-CARTESIAN SURVEYS INC.**

P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896 - 3050 Fax (505) 891 - 0244
wplotnerjr@gmail.com

Sheet 1 of 1
211936

FORM DRWS: DRAINAGE REPORT/GRADING AND DRAINAGE PLAN / WATER & SANITARY SEWER AVAILABILITY

THIS FORM IS REQUIRED WITH THE DEVELOPMENT REVIEW BOARD APPLICATION FOR SUBDIVISIONS AND SITE PLANS.

PROJECT NAME: Tracts A and B of Champion 4th Street

AGIS MAP # F-14-Z

LEGAL DESCRIPTIONS: Lot 1, Block 2 of Douglas Macarthur Subdivision as
shown on the plat filed 9/17/1946 and Tract 112-A-2,
MRGCD Map 32

_____ DRAINAGE REPORT/GRADING AND DRAINAGE PLAN

A drainage report/grading and drainage plan, as per the Drainage Ordinance, was submitted to the City of Albuquerque Planning Department, Hydrology Division (2nd /Ground Floor, Plaza del Sol) on _____ (date).

Ryan Mulhall
Applicant/Agent

02/03/2022
Date

Ernest Armijo
Hydrology Division Representative

2/3/2022
Date

NOTE: A GRADING AND DRAINAGE PLAN MUST BE APPROVED PRIOR TO DRB APPROVAL

_____ WATER AND SEWER AVAILABILITY STATEMENT

A complete request for Water and Sanitary Sewer Availability was made for this project to the Water Authority (online: http://www.abcwua.org/Availability_Statements.aspx) on _____ (date).

Ryan Mulhall
Applicant/Agent

02/03/2022
Date

ABCWUA Representative

Date

PROJECT # PR-2021-006366

FORM DRWS: DRAINAGE REPORT/GRADING AND DRAINAGE PLAN / WATER & SANITARY SEWER AVAILABILITY

THIS FORM IS REQUIRED WITH THE DEVELOPMENT REVIEW BOARD APPLICATION FOR SUBDIVISIONS AND SITE PLANS.

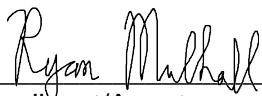
PROJECT NAME: Tracts A and B of Champion 4th Street

AGIS MAP # F-14-Z

LEGAL DESCRIPTIONS: Lot 1, Block 2 of Douglas Macarthur Subdivision as
shown on the plat filed 9/17/1946 and Tract 112-A-2,
MRGCD Map 32

 DRAINAGE REPORT/GRADING AND DRAINAGE PLAN

A drainage report/grading and drainage plan, as per the Drainage Ordinance, was submitted to the City of Albuquerque Planning Department, Hydrology Division (2nd /Ground Floor, Plaza del Sol) on _____ (date).


Applicant/Agent

02/03/2022
Date

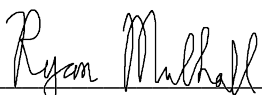
Hydrology Division Representative

Date

NOTE: A GRADING AND DRAINAGE PLAN MUST BE APPROVED PRIOR TO DRB APPROVAL

 WATER AND SEWER AVAILABILITY STATEMENT

A complete request for Water and Sanitary Sewer Availability was made for this project to the Water Authority (online: http://www.abcwua.org/Availability_Statements.aspx) on _____ (date).


Applicant/Agent

02/03/2022
Date


ABCWUA Representative

2/3/2022
Date

Lot line adjustment does not warrant availability statement, developer of the lot to request statement however. -EVB

PROJECT # PR-2021-006366

Current DRC
Project Number: _____

FIGURE 12

Date Submitted: _____
Date Site Plan Approved: _____
Date Preliminary Plat Approved: _____
Date Preliminary Plat Expires: _____
DRB Project No.: _____
DRB Application No.: _____

INFRASTRUCTURE LIST
(Rev. 2-16-18)
EXHIBIT "A"
TO SUBDIVISION IMPROVEMENTS AGREEMENT
DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

Plat for Tracts A and B Champion 4th Street
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Lot 1, Block 2 of Douglas MacArthur Subdivision and Tract 112-A-2 MRGCD Map 32
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private		City Cnst
							Inspector	P.E.	Engineer
		230'	Concrete Sidewalk	East side of			/	/	/
		10' Wide		4th St. N.W.	North Property Line	South Property Line			
							/	/	/
		270'	Concrete Sidewalk	North side of					
		5' Wide		Douglas MacArthur Rd. N.W.	East Property Line	West Property Line	/	/	/
							/	/	/
							/	/	/
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Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private		City Cnst Engineer
							Inspector	P.E.	
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<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
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<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
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The items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this listing. The items listed below are subject to the standard SIA requirements.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private		City Cnst Engineer
							Inspector	P.E.	
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Approval of Creditable Items:							Approval of Creditable Items:		
Impact Fee Administrator Signature Date							City User Dept. Signature Date		

NOTES

If the site is located in a floodplain, then the financial guarantee will not be released until the LOMR is approved by FEMA.
Street lights per City requirements.

1	<input type="text"/>
2	<input type="text"/>
3	<input type="text"/>

AGENT / OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS
---------------	---

<input type="text"/> NAME (print)	<input type="text"/> DRB CHAIR - date	<input type="text"/> PARKS & RECREATION - date
<input type="text"/> FIRM	<input type="text"/> TRANSPORTATION DEVELOPMENT - date	<input type="text"/> AMAFCA - date
<input type="text"/> SIGNATURE - date	<input type="text"/> UTILITY DEVELOPMENT - date	<input type="text"/> CODE ENFORCEMENT - date
	<input type="text"/> CITY ENGINEER - date	<input type="text"/> _____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

FW: 5301 4th Street NW Public Notice Inquiry

Carmona, Dalaina L. <dlcarmona@cabq.gov>
To: "cartesianryan@gmail.com" <cartesianryan@gmail.com>

Fri, Jan 28, 2022 at 11:22 AM

Here is the corrected e-mail address.

Thanks,



Dalaina L. Carmona

Senior Administrative Assistant

Office of Neighborhood Coordination

Council Services Department

1 Civic Plaza NW, Suite 9087, 9th Floor

Albuquerque, NM 87102

505-768-3334

dlcarmona@cabq.gov or ONC@cabq.gov

Website: www.cabq.gov/neighborhoods



Confidentiality Notice: This e-mail, including all attachments is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited unless specifically provided under the New Mexico Inspection of Public Records Act. If you are not the intended recipient, please contact the sender and destroy all copies of this message.

From: Carmona, Dalaina L.
Sent: Friday, January 28, 2022 11:17 AM
To: 'cartesiansurveys@gmail.com' <cartesiansurveys@gmail.com>
Subject: 5301 4th Street NW Public Notice Inquiry

Dear Applicant:

Please find the neighborhood contact information listed below. Please make certain to read the information further down in this e-mail as it will help answer other questions you may have.

Association Name	First Name	Last Name	Email	Address Line 1	City	State	Zip	Mobile Phone	Phone
Greater Gardner & Monkbridge NA	David	Wood	wood_cpa@msn.com	158 Pleasant Avenue NW	Albuquerque	NM	87107	5052212626	5053444674
North Valley Coalition	Doyle	Kimbrough	newmexmba@aol.com	2327 Campbell Road NW	Albuquerque	NM	87104	5052490938	5053441364
North Valley Coalition	Peggy	Norton	peggynorton@yahoo.com	P.O. Box 70232	Albuquerque	NM	87197	5058509293	5053459567

PLEASE NOTE: The ONC does not have any jurisdiction over any other aspect of your application beyond this neighborhood contact information. We can't answer questions about sign postings, pre-construction meetings, permit status, site plans, buffers, or project plans, so we encourage you to contact the Planning Department at: 505-924-3857 Option #1, e-mail: devhelp@cabq.gov, or visit: <https://www.cabq.gov/planning/online-planning-permitting-applications> with those types of questions.

You will need to e-mail each of the listed contacts and let them know that you are applying for an approval from the Planning Department for your project. Please use this online link to find the required forms you will need to submit: <https://www.cabq.gov/planning/urban-design-development/public-notice>. The Checklist form you need for notifying neighborhood associations can be found here: https://documents.cabq.gov/planning/online-forms/PublicNotice/CABQ-Official_public_notice_form-2019.pdf. The Administrative Decision form you need for notifying neighborhood associations can be found here: <https://documents.cabq.gov/planning/online-forms/PublicNotice/Emailed-Notice-Administrative-Print&Fill.pdf>

Once you have e-mailed the listed contacts in each neighborhood, you will need to attach a copy of those e-mails AND a copy of this e-mail from the ONC to your application and submit it to the Planning Department for approval.

If your application requires you to offer a neighborhood meeting, you can click on this link to find required forms to use in your e-mail to the neighborhood association(s):

<http://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

If your application requires a pre-application or pre-construction meeting, please plan on utilizing virtual platforms to the greatest extent possible and adhere to all current Public Health Orders and recommendations. The health and safety of the community is paramount.

If you have questions about what type of notification is required for your particular project or meetings that might be required, please click on the link below to see a table of different types of projects and what notification is required for each:

<https://ido.abc-zone.com/integrated-development-ordinance-ido?document=1&outline-name=6-1%20Procedures%20Summary%20Table>

Thanks,



Dalaina L. Carmona

Senior Administrative Assistant

Office of Neighborhood Coordination

Council Services Department

1 Civic Plaza NW, Suite 9087, 9th Floor

Albuquerque, NM 87102

505-768-3334

dlcarmona@cabq.gov or ONC@cabq.gov

Website: www.cabq.gov/neighborhoods



Confidentiality Notice: This e-mail, including all attachments is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited unless specifically provided under the New Mexico Inspection of Public Records Act. If you are not the intended recipient, please contact the sender and destroy all copies of this message.

From: webmaster=cabq.gov@mailgun.org [<mailto:webmaster=cabq.gov@mailgun.org>] **On Behalf Of** webmaster@cabq.gov
Sent: Friday, January 28, 2022 10:05 AM
To: Office of Neighborhood Coordination <cartesiansurveys@gmail.com>
Cc: Office of Neighborhood Coordination <onc@cabq.gov>
Subject: Public Notice Inquiry Sheet Submission

[EXTERNAL] Forward to phishing@cabq.gov and delete if an email causes any concern.

Public Notice Inquiry For:

Development Review Board

If you selected "Other" in the question above, please describe what you are seeking a Public Notice Inquiry for below:

Contact Name

Ryan J. Mulhall

Telephone Number

5058963050

Email Address

cartesiansurveys@gmail.com

Company Name

CSI - Cartesian Surveys, Inc.

Company Address

PO Box 44414

City
Rio Rancho

State
NM

ZIP
87174

Legal description of the subject site for this project:

LOT 1, BLOCK 2 OF THE DOUGLAS MACARTHUR SUBDIVISION, AS SHOWN ON THE MAP FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON SEPTEMBER 17, 1946.

AND

TACT 112-A-2 OF MRGCD MAP 32 LOCATED WITH PROJECTED SECTION 32, TOWNSHIP 11 NORTH, RANGE 3 EAST N.M.P.M, ELENA GALLEGOS GRANT, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

Physical address of subject site:

5301 4th Street NW


Subject site cross streets:

4th Street and Douglas MacArthur Road NW

Other subject site identifiers:

This site is located on the following zone atlas page:

F-14-Z

 **IDOZoneAtlasPage_F-14-Z_Marked.pdf**
596K

**OFFICIAL PUBLIC NOTIFICATION FORM
FOR MAILED OR ELECTRONIC MAIL NOTICE
CITY OF ALBUQUERQUE PLANNING DEPARTMENT**



PART I - PROCESS

Use [Table 6-1-1](#) in the Integrated Development Ordinance (IDO) to answer the following:

Application Type: Minor Subdivision by Preliminary / Final Plat

Decision-making Body: Development Review Board (DRB)

Pre-Application meeting required: ☒ Yes ☐ No

Neighborhood meeting required: ☐ Yes ☒ No

Mailed Notice required: ☐ Yes ☒ No

Electronic Mail required: ☒ Yes ☐ No

Is this a Site Plan Application: ☐ Yes ☒ No **Note: if yes, see second page**

PART II – DETAILS OF REQUEST

Address of property listed in application: 5301 4th Street NW

Name of property owner: Martinez Property Holdings Inc.

Name of applicant: CSI - Cartesian Surveys, Inc. (as Agent)

Date, time, and place of public meeting or hearing, if applicable:

DRB Hearing on February 16, 2022 at 9AM MST over Zoom Meeting

Address, phone number, or website for additional information:

Please email cartesianryan@gmail.com or call (505) 896-3050

PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE

☒ Zone Atlas page indicating subject property.

☒ Drawings, elevations, or other illustrations of this request.

☐ Summary of pre-submittal neighborhood meeting, if applicable.

☒ Summary of request, including explanations of deviations, variances, or waivers.

IMPORTANT: PUBLIC NOTICE MUST BE MADE IN A TIMELY MANNER PURSUANT TO [SUBSECTION 14-16-6-4\(K\)](#) OF THE INTEGRATED DEVELOPMENT ORDINANCE (IDO). PROOF OF NOTICE WITH ALL REQUIRED ATTACHMENTS MUST BE PRESENTED UPON APPLICATION.

I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.

Ryan Mulhall (Applicant signature) January 28, 2022 (Date)

Note: Providing incomplete information may require re-sending public notice. Providing false or misleading information is a violation of the IDO pursuant to IDO Subsection 14-16-6-9(B)(3) and may lead to a denial of your application.

**OFFICIAL PUBLIC NOTIFICATION FORM
FOR MAILED OR ELECTRONIC MAIL NOTICE
CITY OF ALBUQUERQUE PLANNING DEPARTMENT**



PART IV – ATTACHMENTS REQUIRED FOR SITE PLAN APPLICATIONS ONLY

Provide a site plan that shows, at a minimum, the following:

- ☐ a. Location of proposed buildings and landscape areas.
- ☐ b. Access and circulation for vehicles and pedestrians.
- ☐ c. Maximum height of any proposed structures, with building elevations.
- ☐ d. For residential development: Maximum number of proposed dwelling units.
- ☐ e. For non-residential development:
 - ☐ Total gross floor area of proposed project.
 - ☐ Gross floor area for each proposed use.

[Note: Items with an asterisk (*) are required.]

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed/Emailed to a Neighborhood Association**

Date of Notice*: January 28, 2022

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Neighborhood Association (NA)*: Greater Gardner & Monkbridge NA

Name of NA Representative*: David Wood

Email Address* or Mailing Address* of NA Representative¹: wood_cpa@msn.com

Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address* 5301 4th Street NW
Location Description NW Corner of 4th St. NW and Douglas MacArthur Rd. NW
2. Property Owner* Martinez Property Holdings Inc.
3. Agent/Applicant* [if applicable] CSI - Cartesian Surveys, Inc.
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - ☐ Conditional Use Approval
 - ☐ Permit _____ (Carport or Wall/Fence – Major)
 - ☐ Site Plan
 - ☒ Subdivision Minor (Minor or Major)
 - ☐ Vacation _____ (Easement/Private Way or Public Right-of-way)
 - ☐ Variance
 - ☐ Waiver
 - ☐ Other: _____

Summary of project/request²*:

Minor subdivision plat seeks to adjust internal lot lines, dedicate additional right-of-way
and grant sidewalk easement as shown hereon.

¹ Pursuant to [IDO Subsection 14-16-6-4\(K\)\(5\)\(a\)](#), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

² Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (*) are required.]

5. This application will be decided at a public meeting or hearing by*:

☐ Zoning Hearing Examiner (ZHE)

☐ Development Review Board (DRB)

☐ Landmarks Commission (LC)

☐ Environmental Planning Commission (EPC)

Date/Time*: February 16, 2022 at 9AM MST

Location*³: Zoom meeting held at link provided at the website below

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*⁴:

Please email cartesianryan@gmail.com or call (505) 896-3050

Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):

1. Zone Atlas Page(s)*⁵ L-14-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:

☐ Deviation(s)

☐ Variance(s)

☐ Waiver(s)

Explanation*:

N/A

4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): ☐ Yes ☒ No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

³ Physical address or Zoom link

⁴ Address (mailing or email), phone number, or website to be provided by the applicant

⁵ Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (*) are required.]

5. **For Site Plan Applications only***, attach site plan showing, at a minimum:

- ☐ a. Location of proposed buildings and landscape areas.*
- ☐ b. Access and circulation for vehicles and pedestrians.*
- ☐ c. Maximum height of any proposed structures, with building elevations.*
- ☐ d. **For residential development***: Maximum number of proposed dwelling units.
- ☐ e. **For non-residential development***:
 - ☐ Total gross floor area of proposed project.
 - ☐ Gross floor area for each proposed use.

Additional Information [Optional]:

From the IDO Zoning Map⁶:

1. Area of Property [typically in acres] 1.4319 acres
 2. IDO Zone District _____
 3. Overlay Zone(s) [if applicable] North 4th Corridor - CPO
 4. Center or Corridor Area [if applicable] Main Street Corridor
- Current Land Use(s) [vacant, if none] _____

NOTE: Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

Integrated Development Ordinance (IDO):

<https://ido.abc-zone.com/>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Cc: North Valley Coalition [Other Neighborhood Associations, if any]

⁶ Available here: <https://tinyurl.com/idozoningmap>

[Note: Items with an asterisk (*) are required.]

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed/Emailed to a Neighborhood Association**

Date of Notice*: January 28, 2022

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Neighborhood Association (NA)*: North Valley Coalition

Name of NA Representative*: Doyle Kimbrough // Peggy Norton

Email Address* or Mailing Address* of NA Representative¹: newmexmba@aol.com // peggynorton@yahoo.com

Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address* 5301 4th Street NW
Location Description NW Corner of 4th St. NW and Douglas MacArthur Rd. NW
2. Property Owner* Martinez Property Holdings Inc.
3. Agent/Applicant* [if applicable] CSI - Cartesian Surveys, Inc.
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - ☐ Conditional Use Approval
 - ☐ Permit _____ (Carport or Wall/Fence – Major)
 - ☐ Site Plan
 - ☒ Subdivision Minor (Minor or Major)
 - ☐ Vacation _____ (Easement/Private Way or Public Right-of-way)
 - ☐ Variance
 - ☐ Waiver
 - ☐ Other: _____

Summary of project/request²*:

Minor subdivision plat seeks to adjust internal lot lines, dedicate additional right-of-way
and grant sidewalk easement as shown hereon.

¹ Pursuant to [IDO Subsection 14-16-6-4\(K\)\(5\)\(a\)](#), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

² Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (*) are required.]

5. This application will be decided at a public meeting or hearing by*:

☐ Zoning Hearing Examiner (ZHE)

☐ Development Review Board (DRB)

☐ Landmarks Commission (LC)

☐ Environmental Planning Commission (EPC)

Date/Time*: February 16, 2022 at 9AM MST

Location*³: Zoom meeting held at link provided at the website below

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*⁴:

Please email cartesianryan@gmail.com or call (505) 896-3050

Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):

1. Zone Atlas Page(s)*⁵ L-14-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:

☐ Deviation(s)

☐ Variance(s)

☐ Waiver(s)

Explanation*:

N/A

4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): ☐ Yes ☒ No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

³ Physical address or Zoom link

⁴ Address (mailing or email), phone number, or website to be provided by the applicant

⁵ Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (*) are required.]

5. **For Site Plan Applications only***, attach site plan showing, at a minimum:

- ☐ a. Location of proposed buildings and landscape areas.*
- ☐ b. Access and circulation for vehicles and pedestrians.*
- ☐ c. Maximum height of any proposed structures, with building elevations.*
- ☐ d. **For residential development***: Maximum number of proposed dwelling units.
- ☐ e. **For non-residential development***:
 - ☐ Total gross floor area of proposed project.
 - ☐ Gross floor area for each proposed use.

Additional Information [Optional]:

From the IDO Zoning Map⁶:

1. Area of Property [typically in acres] _____ 1.4319 acres
 2. IDO Zone District _____
 3. Overlay Zone(s) [if applicable] _____ North 4th Corridor - CPO
 4. Center or Corridor Area [if applicable] _____ Main Street Corridor
- Current Land Use(s) [vacant, if none] _____

NOTE: Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

Integrated Development Ordinance (IDO):

<https://ido.abc-zone.com/>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Cc: _____ Greater Gardner & Monkbridge NA _____ [Other Neighborhood Associations, if any]

⁶ Available here: <https://tinyurl.com/idozoningmap>

CSI-Cartesian Surveys Inc.
PO Box 44414, Rio Rancho, NM 87174
896-3050 Fax 891-0244

February 8, 2021

Development Review Board
City of Albuquerque

Re: Sensitive Site Analysis for Proposed Tracts A and B of Champion 4th Street, being comprised of Lot 1, Block 2 of Douglas MacArthur Subdivision and Tract 112-A-2, M.R.G.C.D. Map 32

Members of the Board:

Cartesian Surveys is acting as an agent for 7B Building and Development / VIA Real Estate and requests preliminary/final plat review of our plat to take two existing parcels, being Lot 1, Block 2 of Douglas MacArthur Subdivision and Tract 112-A-2, M.R.G.C.D. Map 32, and adjust their internal lot lines to create two new parcels by subdivision. The property is also dedicating right-of-way at the SE corner of the proposed Tract B to both 4th Street and Douglas MacArthur NW. The property is located at 5307 4th Street NW on the NW corner of 4th Street NW and Douglas MacArthur Road NW. The property is currently zoned as MX-M (Mixed Use – Moderate Intensity).

A sketch plat hearing was held on January 5th, 2022 under project number PR-2021-006366.

Floodplains and flood hazard areas: N/A, within Zone X (area with reduced flood risk due to levee) of FEMA classification per FIRMette 35001C0119G effective 9/26/2008

Steep Slopes: N/A, relatively level ground on graded and paved site

Unstable Soils: N/A

Wetlands: N/A

Arroyos: N/A

Irrigation Facilities: N/A

Escarpment / Rock Outcroppings: N/A

Large Stands of mature trees: N/A

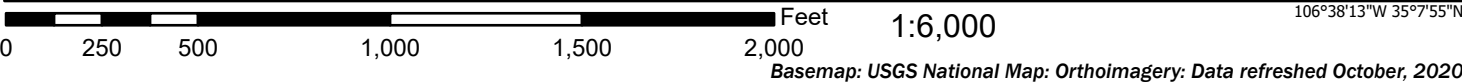
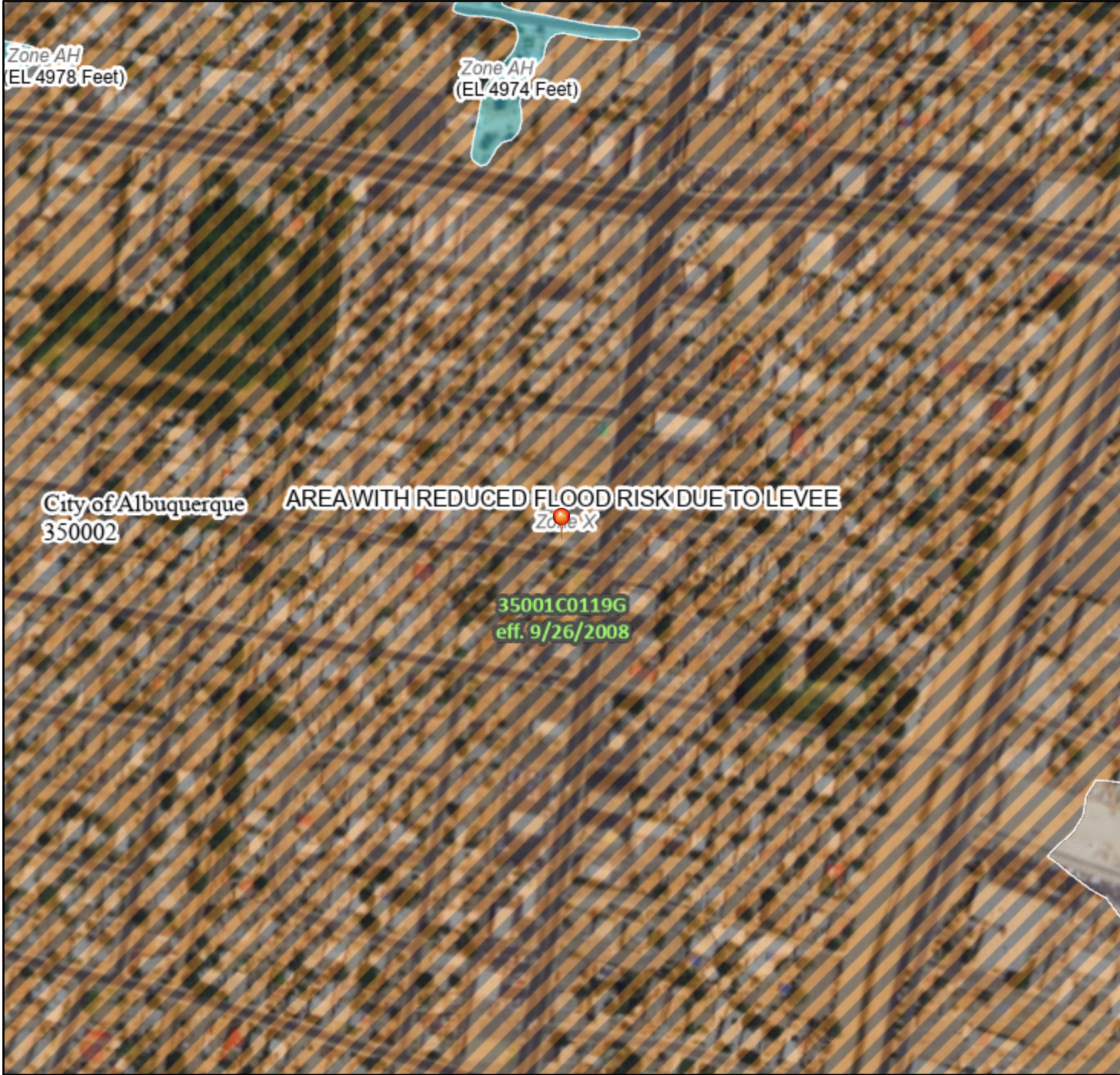
Archeological sites: N/A, less than 5 acres in size.

Thank you for your time and consideration.
Ryan J. Mulhall

National Flood Hazard Layer FIRMette



106°38'51"W 35°8'25"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D

OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
		Area of Undetermined Flood Hazard Zone D

GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall

OTHER FEATURES		20.2	Cross Sections with 1% Annual Chance
		17.5	Water Surface Elevation
			Coastal Transect
			Base Flood Elevation Line (BFE)
			Limit of Study
			Jurisdiction Boundary
			Coastal Transect Baseline
			Profile Baseline
			Hydrographic Feature

MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **10/25/2021 at 10:56 AM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.